Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
December 14, 2020
Special Meeting Minutes
Via YouTube Live

JOINT MEETING WITH THE BOARD OF FINANCE

Selectmen Present: R. Smith; T. Govert; C. Quinn
Board of Finance Present: W. DiCristofaro, Chairman; B. Dutch, Secretary; J. Corbett; T. Gelston; T. Gionta; H. Thomas
Also Present: Brian Reas, Superintendent of Schools; Cindy Varricchio, Finance Director; Linda Zemienieski, Executive Assistant to Board of Selectmen; William Lindsay, Municipal Advisor; Michael Botelho, Bond Counsel (via phone): Richard Roberts, Town Counsel; William Gerrish, Village Revitalization Committee, Chair; Robert Casner, Village Revitalization Committee; Randolph Dill, Village Revitalization Committee

1. Call to Order

   Mr. DiCristofaro called the Board of Finance meeting to order at 7:00 pm and the recording devices were started.

   First Selectman Smith called the Board of Selectmen meeting to order at 7:00 pm.
   The Pledge of Allegiance was recited.

2. General Meeting of the Board of Finance

   APPROVAL OF AGENDA

   Mr. DiCristofaro added an item to the agenda under New Business regarding a Constellation Energy Contract.

   GUESTS AND AUDIENCE COMMENTS

   It was noted that comments or questions for Board of Finance may be sent to:
   BOF@easthaddam.org
   and for the Board of Selectmen to:
   BOS.questions@easthaddam.org .

   CORRESPONDENCE

   a. **Banner Estates Homeowners Association:**

      A letter was received from Banner Estates Homeowners Association regarding their position of a situation discussed at the Board of Finance on October 19th. It was further noted that the Homeowners Association is pursuing a legal course of action with Banner.

   CHAIRMAN'S REPORT

   a. **Board Subcommittee Reports:**

Communications: Mr. Gelston reported that they are working on two articles. The first article is on refunding East Haddam's debt, which follows up on an article in the *East Haddam News* relative to interest savings. The article after that will highlight the grant for the Fire Department for the Quint.

Long Range Capital Improvements Committee: Mrs. Gionta advised that the Committee had not met. Mr. Smith stated that staff has been working to promote Cleargov program. He noted that for those who have used so far, they are finding it easy to use. A meeting will be held in early January.

Financial Policies: Mr. Thomas noted that the methodology for the capital projects assessment tool has been tweaked to help create a strategy for the Town. He noted that it will be implemented for the next budget cycle. The Subcommittee has also reviewed last year's budget cycle to look for opportunity for improvement. The next meeting is scheduled for December 17, 2020 and will likely be cancelled due to an anticipated Nor'easter.

FIRST SELECTMAN'S REPORT

Mr. Smith deferred his report to move onto the more pressing matters at hand.

FINANCE DIRECTOR'S REPORT

The Annual Report is not available for approval and will be delayed to a future meeting.

OLD BUSINESS

a. **2021 Board of Finance Meeting Calendar:**

Motion was made by Mr. Thomas to approve the 2021 Board of Finance Meeting Calendar. Mr. Gelston seconded the motion and it was unanimously approved. Motion carried.

Calendar Year January 1, 2021 through December 31, 2021

Meetings are held the second Monday of each month at the Municipal Office Complex in Meeting Rooms 1 and 2 at 7:00 pm unless otherwise noted. Highlighted items are regular meeting dates, other dates are for informational purposes.

DATE	Additional Information
January 11, 2021	
February 8, 2021	
March 8, 2021	
April 20, 2021	Budget Public Hearing
April 20, 2021	Regular Meeting immediately following Public Hearing. Board will vote on a budget to send to the Annual Budget Meeting.
May 4, 2021	Annual Budget Meeting, 8 pm @ Town Meeting Hall
May 10, 2021	
May 18, 2021	Budget Referendum, Times TBD @ Municipal Office Complex
May 18, 2021 (following referendum)	Board meets to establish mill rate (provided the budget passes)
June 14, 2021	

July 12, 2021	
August 9, 2021	
September 13, 2021	
October 18, 2021 (third Monday)	
November 8, 2021	
December 13, 2021	
January 10, 2022	

It was noted that Blum Shapiro is scheduled to provide a report on the Fiscal Year 2019-2020 audit at the January 11th meeting. All Board members were given a copy of the Comprehensive Annual Financial Report (CAFR). Mr. DiCristofaro noted how important this document is. He highlighted the section of financial trends noting that the CAFR is a report card on how well we are doing. Mr. DiCristofaro thanked Mr. Gelston for being the driving force for the CAFR.

NEW BUSINESS

a. **Constellation Energy Contract**

Mr. Smith explained that the new electricity supply rate is .0077/kWh which represents a savings to the town. We are currently contracted with Constellation and they matched the low bidder, Direct Energy during our bidding process. This contract for is for two additional years beginning January 2022. Mr. Gelston inquired about the current rate and the response was $.0839/kWh.

Motion was made by Mr. Gelston to approve the two-year contract with Constellation Energy Resources LLC for electricity supply at an approximate rate of $.07780/kWh for a two-year period from January 2022 through January 2024. Due to the COVID-19 pandemic and response, the Governor's Executive Order 7JJ, Section 4 permits the Board of Selectmen to enter or amend existing contracts or agreement deemed essential or time sensitive during the period of the declared public health and civil preparedness emergency. Motion was seconded by Mrs. Gionta and it was unanimously approved. Motion carried.

3. Debt Service Presentation—William Lindsay, Hilltop Securities, Inc.:

Mr. Lindsay reviewed the refinancing of the Town's debt. New bonds were sold and prior debt was paid off to take advantage of lower interest rates. Over the course of the loan, (17 years) the town will save $2,135,089 or (16.66%). The town's strong credit rating (AA+) positioned East Haddam for a very favorable rate. The changes made to capital planning process and creation of policies reflected favorably to the town's rating. It was also noted that two scores were reduced because of Connecticut State Government and COVID and not the town specifically. The new interest rate is 1.795%.

Mr. Lindsay evaluated the debt impact of the proposed elementary school building envelope and athletic complex projects to determine borrowing capacity available based on a goal of maintaining level debt service. He reviewed the annual debt service chart, established in 2015, utilizing reserves to offset new debt to keep the funding level flat.

From a conceptual plan, as debt is retired, the savings are put into the capital reserve to be utilized

later for new projects. To keep flat, the amount going into those reserves needs to increase by $55,000 annually.

Mr. Lindsay fielded questions from Board Members. It was noted that the debt for open space was never considered in the town's capital fund and will be for this budget cycle.

The addition of $1,300,000 in debt for the elementary school envelope will require an additional $70,000 annually beginning in 2022-2023 for 20 years. The addition of $1,800,000 in debt for an Athletic Complex will require an additional $75,000 annually beginning in 2022-2023 for 20 years.

Mrs. Gionta inquired if there was any benefit to combining the two projects. It was noted that there would be financial benefits to combining the two as one bond package. It was also noted that there could be state grants to offset those costs and allow for savings for other projects.

Mrs. Gionta noted that in 2030 the 2015 projects are all paid off. In 10 years, there will be $16,000,000 in that account. Once there are savings in there would it not be better to just pay the debt off, or tax less. It was noted that there are other projects that need to be funded. Mr. DiCristofaro stated that the reason for this capital savings plan is for a planning tool as there are projects that need to be assigned to it.

Mr. Gelston inquired how often the chart should be reviewed. Mr. Lindsay suggested every three years and dependent upon the number of capital projects in the pipeline.

4. East Haddam Elementary School Exterior Restoration and Window Replacement Resolutions

   A. East Haddam Elementary School Envelope Project—Windows and Doors Resolution
   RESOLUTION AUTHORIZING AN APPROPRIATION OF $1,795,654 FOR IMPROVEMENTS TO THE EAST HADDAM ELEMENTARY SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCES OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEED $1,795,654

   Superintendent Reas stated that there have been discussions with the elementary school going back 10 years whether to repair, renovate as new, or build new. The determination was to repair in phases. Two-thirds of the roof has been completed, the driveway and drainage project have been completed and access issues have been resolved. In 2019 the Board of Education determined after an evaluation that it made financial sense to continue with three schools rather the reducing the number of schools. The next project identified for the elementary school is the envelope is to replace, windows, doors and the masonry, an architect has been hired, and drawings are done. The project will be separated into two contracts, one for windows, doors and blinds; one for masonry. This will eliminate the need for the fees associated with a general contractor. Another reason is that the windows and doors are eligible for reimbursement, the masonry portion is not, separating keeps state process much more efficient.

   Eligible costs $1,713,557
   Ineligible costs 81,097 (building is larger than current enrollment needs, accordingly the State reduces for that amount).
   Town cost $1,166,769 for windows and doors.
   Masonry costs (no state reimbursement) $141,231.

   Mr. DiCristofaro asked for a historical perspective. What did we commit to when we did the first phase? The cost to renovate as new was $15,000,000. The cost to expand middle school

to add, it was determined to repair. As noted earlier, the first phase was completed.

It was noted that the project was being brought to the two Boards now to ensure that the building does not deteriorate further. The Governor's Executive Order provides for the Boards of Finance and Selectmen to authorize special appropriations and special obligation bonds without a Town Meeting due to COVID-19.

Mr. DiCristofaro indicated that we are making big decision on behalf of citizens, that has been delegated because of the pandemic.

Mrs. Gionta inquired about asbestos. Mr. Reas advised that it is presumed that there is asbestos and there is a line item for hazardous abatement disposal incorporated in the proposal. Mrs. Gionta inquired if we have had any Town Meetings since last March, it was noted that there was one. Mr. Thomas noted that the decision was made a few years ago that maintaining the elementary school was the best course of action rather than to consolidate the three schools. Mr. Thomas sought assurance that the useful life as a school facility will match what we are putting into it. Mr. Reas stated projections are that enrollment will remain stable, and that the cost benefit analysis done at the time supported the renovations. Mr. Thomas recalled that this was phase two. Mr. Reas noted that in the 10-year projection calls for another portion of the roof to be replaced. Mr. Reas did not foresee any other projects within the next ten years for the elementary school, beyond this.

Mr. Gelston understood the approval process is granted to the two Board's, he inquired about the public input process. Mr. DiCristofaro stated that much of this has been discussed before. Mr. Gelston raised concern with the public process being different.

Air conditioning did not make this list. It is a $350,000 project down the road, but these projects will prepare for this as a future project.

Mr. Gelston inquired about the condition of the septic system. Mr. Reas stated that he did not recall the date when that was last done. Mr. Smith anticipated significant energy savings will result after these renovations were done.

Mrs. Govert questioned timeframe, it was noted that if approved, construction would be done over the summer.

Mrs. Quinn noted concern with the town's people not voting on the project. She noted that she is not against the project and believed that the costs are appropriate. Mr. Reas noted that any delay in moving forward will impact the project being done this summer. He added that the project has been talked about a lot. It was discussed back in 2015 as part of phase one. Mrs. Quinn inquired where the delay was then, as it has been discussed for years. Mr. Reas noted that the timing did not fall within the normal budget process. Mrs. Quinn stated that if this project had been brought forward a couple of months ago, there would be adequate time to have addressed it.

Mrs. Varricchio stated that the timeline from the appropriation to study until obtaining the estimates was a lengthy process. She also noted that the capital improvements study committee ranked this number two, behind funding for a library study.

The motions were made by both Boards highlighting the amounts and the Governor's Executive Orders (waiving the full reading, noting that the entire text would be included in the

minutes and were available on the Town's website).

Mr. Smith motioned and Ms. Govert seconded to approve the following resolution:

TOWN OF EAST HADDAM
BOARD OF SELECTMEN

RESOLUTION AUTHORIZING AN APPROPRIATION OF $1,794,654 FOR IMPROVEMENTS TO THE EAST HADDAM ELEMENTARY SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEEED $1,794,654

WHEREAS, there was and continues to be an outbreak of COVID-19, a respiratory virus caused by a new strain of coronavirus, which was declared a Public Health Emergency of International Concern by the World Health Organization, and on March 13, 2020, the President of the United States declared a national emergency;

WHEREAS, on March 10, 2020, Governor Ned Lamont (the "Governor") declared a state of emergency throughout the State of Connecticut as a result of the COVID-19 outbreak, and on March 18, 2020, the Town of East Haddam (the "Town") declared a local state of emergency allowing the First Selectman to exercise emergency powers as needed to help the community;

WHEREAS, on April 1, 2020, the Governor issued Executive Order No. 7S (the "Order") which allows the Board of Selectmen and the Board of Finance, by majority vote of each such body, to authorize and approve special appropriations and the issuance of general obligation bonds without complying with any requirements for in-person approval by electors or taxpayers, such as the Town Meeting;

WHEREAS, the Order further provides that, if a municipality is taking action pursuant to the Order, the municipality shall make a specific finding that such action is necessary to permit the orderly operation of the municipality and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to (1) avoid endangering public health and welfare, (2) prevent significant financial loss or (3) that such action is otherwise necessary to protect persons and property within the municipality;

WHEREAS, the Town desires to approve a resolution authorizing an appropriation and bond authorization in the amount of $1,794,654 for improvements to the East Haddam Elementary School (the "School Project Resolution") in accordance with the Order;

WHEREAS, the approval of the School Project Resolution is necessary to permit the orderly operation of the Town and there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss to the Town, or that action is otherwise necessary for the protection of persons and property within the Town;

WHEREAS, the failure to adopt the School Project Resolution at this time shall cause a delay in the implementation of critical upgrades to the elementary school building resulting in (i) a further deterioration in the condition and operation of the building, (ii) escalating building operational and maintenance costs and (iii) higher future project costs; and

WHEREAS, the Town desires to approve the School Project Resolution in accordance with the Order and without holding a Town Meeting.

NOW THEREFORE BE IT RESOLVED, that the Board of Selectmen (the "Board") of the Town finds that approval of the School Project Resolution is necessary to permit the orderly operation of the Town, and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss, or that such action is otherwise necessary for the protection of persons and property within the Town, as specifically cited in the foregoing WHEREAS clauses.

BE IT FURTHER RESOLVED, that the Board hereby approves and recommends to the Board of Finance the following:

(1) That the Town appropriate the sum of $1,794,654 for costs related to improvements at the East Haddam Elementary School, including, without limitation, the costs of (i) the replacement and installation of windows and doors, (ii) miscellaneous blocking, (iii) the remediation, abatement, removal and disposal of asbestos and other hazardous materials, (iv) the replacement and installation of new roller shades, (v) the replacement of control joint caulking, (vi) the preparation and printing of bid documents, cost estimate reports and studies, informational materials and other preliminary materials, studies and reports, and (vii) design, construction, materials, engineering, industrial hygienist, architectural, legal, administration, temporary and permanent financing, project contingency, costs of issuance, advertising, printing, capitalized interest and any other costs and expenses related thereto, all of the above with such changes as the Board may approve (the "Project"). The Board is authorized to determine the scope and particulars of the Project. The Board may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, general obligation bonds and notes of the Town may be issued pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, including the Order, in an amount not to exceed $1,794,654 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed $1,794,654**.** The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board, and the Treasurer (the "Officials") be authorized to issue and sell bonds and notes secured by the full faith and credit of the Town in an amount not to exceed $1,794,654 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor), pursuant to the Connecticut General Statutes or any other applicable provision of law thereto enabling, to finance the appropriation for such project having been made by this resolution; that the Officials are hereby authorized to appoint a bank or trust company to be the certifying agent, registrar, transfer agent and paying agent for such bonds and notes; that Updike, Kelly & Spellacy, P.C., Hartford,

Connecticut is designated as the attorneys at law to render an opinion approving the legality of such issue or issues; that the Officials be authorized to sign any bonds by their manual or facsimile signatures; and that the Officials be authorized to determine the rate or rates of interest for such bonds and notes, their date or dates, the dates of principal and interest payments on such bonds and notes, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the issuance and securing of such bonds and notes and to sell and deliver the same, in accordance with the provisions of the Connecticut General Statutes and any other act of the General Assembly thereto enabling.

(5) That the Officials are authorized to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

(6) That the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the Project described above. The Town reasonably expects to reimburse itself for the cost of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $1,794,654**.** This declaration of official intent is a declaration of official intent made pursuant to Federal Income Tax Regulations Section 1.150-2. The Officials are authorized to amend such declaration or official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(7) That the Officials are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws of rules pertaining to the sale or purchase of such bonds or notes.

(8) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state and federal grants to finance the appropriations for the Project, and to execute and file any application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, as appliable.

(9) That the Officials are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

In Favor: **Robert Smith**
Theresa Govert
Carleen Quinn
Opposed: **None**

Mr. DiCristofaro motioned and Mr. Thomas seconded to approve the following resolution:

TOWN OF EAST HADDAM
BOARD OF FINANCE

RESOLUTION AUTHORIZING AN APPROPRIATION OF $1,794,654 FOR IMPROVEMENTS TO THE EAST HADDAM ELEMENTARY SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEEED $1,794,654

WHEREAS, there was and continues to be an outbreak of COVID-19, a respiratory virus caused by a new strain of coronavirus, which was declared a Public Health Emergency of International Concern by the World Health Organization, and on March 13, 2020, the President of the United States declared a national emergency;

WHEREAS, on March 10, 2020, Governor Ned Lamont (the "Governor") declared a state of emergency throughout the State of Connecticut as a result of the COVID-19 outbreak, and on March 18, 2020, the Town of East Haddam (the "Town") declared a local state of emergency allowing the First Selectman to exercise emergency powers as needed to help the community;

WHEREAS, on April 1, 2020, the Governor issued Executive Order No. 7S (the "Order") which allows the Board of Selectmen and the Board of Finance, by majority vote of each such body, to authorize and approve special appropriations and the issuance of general obligation bonds without complying with any requirements for in-person approval by electors or taxpayers, such as the Town Meeting;

WHEREAS, the Order further provides that, if a municipality is taking action pursuant to the Order, the municipality shall make a specific finding that such action is necessary to permit the orderly operation of the municipality and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to (1) avoid endangering public health and welfare, (2) prevent significant financial loss or (3) that such action is otherwise necessary to protect persons and property within the municipality;

WHEREAS, the Town desires to approve a resolution authorizing an appropriation and bond authorization in the amount of $1,794,654 for improvements to the East Haddam Elementary School (the "School Project Resolution") in accordance with the Order;

WHEREAS, the approval of the School Project Resolution is necessary to permit the orderly operation of the Town and there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss to the Town, or that action is otherwise necessary for the protection of persons and property within the Town;

WHEREAS, the failure to adopt the School Project Resolution at this time shall cause a delay in the implementation of critical upgrades to the elementary school building resulting in (i) a further deterioration in the condition and operation of the building, (ii) escalating building operational and maintenance costs and (iii) higher future project costs; and

WHEREAS, the Town desires to approve the School Project Resolution in accordance with the Order and without holding a Town Meeting.

NOW THEREFORE BE IT RESOLVED, that the Board of Finance (the "Board") of the Town finds that approval of the School Project Resolution is necessary to permit the orderly operation of the Town, and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss, or that such action is otherwise necessary for the protection of persons and property within the Town, as specifically cited in the foregoing WHEREAS clauses;

BE IT FURTHER RESOLVED, that the Board hereby accepts the recommendation of the Board of Selectmen adopted at its meeting held on December 14, 2020, and approves the following:

(1) That the Town appropriate the sum of $1,794,654 for costs related to improvements at the East Haddam Elementary School, including, without limitation, the costs of (i) the replacement and installation of windows and doors, (ii) miscellaneous blocking, (iii) the remediation, abatement, removal and disposal of asbestos and other hazardous materials, (iv) the replacement and installation of new roller shades, (v) the replacement of control joint caulking, (vi) the preparation and printing of bid documents, cost estimate reports and studies, informational materials and other preliminary materials, studies and reports, and (vii) design, construction, materials, engineering, industrial hygienist, architectural, legal, administration, temporary and permanent financing, project contingency, costs of issuance, advertising, printing, capitalized interest and any other costs and expenses related thereto, all of the above with such changes as the Board may approve (the "Project"). The Board of Selectmen is authorized to determine the scope and particulars of the Project. The Board of Selectmen may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, general obligation bonds and notes of the Town may be issued pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, including the Order, in an amount not to exceed $1,794,654 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed $1,794,654**.** The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board of Selectmen, and the Treasurer (the "Officials") be authorized to issue and sell bonds and notes secured by the full faith and credit of the Town in an amount not to exceed $1,794,654 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor), pursuant to the Connecticut General Statutes or any other applicable provision of law thereto enabling, to finance the appropriation for such project having been made by this resolution; that the Officials are hereby authorized to appoint a bank or trust company to be the certifying agent, registrar, transfer agent and paying agent for such bonds and notes; that Updike, Kelly & Spellacy, P.C., Hartford, Connecticut is designated as the attorneys at law to render an opinion approving the

legality of such issue or issues; that the Officials be authorized to sign any bonds by their manual or facsimile signatures; and that the Officials be authorized to determine the rate or rates of interest for such bonds and notes, their date or dates, the dates of principal and interest payments on such bonds and notes, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the issuance and securing of such bonds and notes and to sell and deliver the same, in accordance with the provisions of the Connecticut General Statutes and any other act of the General Assembly thereto enabling.

(5) That the Officials are authorized to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

(6) That the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the Project described above. The Town reasonably expects to reimburse itself for the cost of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $1,794,654**.** This declaration of official intent is a declaration of official intent made pursuant to Federal Income Tax Regulations Section 1.150-2. The Officials are authorized to amend such declaration or official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(7) That the Officials are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws of rules pertaining to the sale or purchase of such bonds or notes.

(8) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state and federal grants to finance the appropriations for the Project, and to execute and file any application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, as appliable.

(9) That the Officials are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

In Favor: **Joseph J. Corbett**
William M. DiCristofaro
Bruce M. Dutch
Todd H. Gelston
Tracey F. Gionta
Harvey W. Thomas

Opposed: None

B. East Haddam Elementary School Envelope Project—Masonry and Exterior Work Resolution
RESOLUTION AUTHORIZING AN APPROPRIATION OF $141,230 FOR IMPROVEMENTS TO THE EAST HADDAM ELEMENTARY SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCES OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEED $141,230

Mr. Smith motioned and Ms. Govert seconded to approve the following resolution:

TOWN OF EAST HADDAM
BOARD OF SELECTMEN

RESOLUTION AUTHORIZING AN APPROPRIATION OF $141,230 FOR IMPROVEMENTS TO THE EAST HADDAM ELEMENTARY SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEEED $141,230

WHEREAS, there was and continues to be an outbreak of COVID-19, a respiratory virus caused by a new strain of coronavirus, which was declared a Public Health Emergency of International Concern by the World Health Organization, and on March 13, 2020, the President of the United States declared a national emergency;

WHEREAS, on March 10, 2020, Governor Ned Lamont (the "Governor") declared a state of emergency throughout the State of Connecticut as a result of the COVID-19 outbreak, and on March 18, 2020, the Town of East Haddam (the "Town") declared a local state of emergency allowing the First Selectman to exercise emergency powers as needed to help the community;

WHEREAS, on April 1, 2020, the Governor issued Executive Order No. 7S (the "Order") which allows the Board of Selectmen and the Board of Finance, by majority vote of each such body, to authorize and approve special appropriations and the issuance of general obligation bonds without complying with any requirements for in-person approval by electors or taxpayers, such as the Town Meeting;

WHEREAS, the Order further provides that, if a municipality is taking action pursuant to the Order, the municipality shall make a specific finding that such action is necessary to permit the orderly operation of the municipality and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to (1) avoid endangering public health and welfare, (2) prevent significant financial loss or (3) that such action is otherwise necessary to protect persons and property within the municipality;

WHEREAS, the Town desires to approve a resolution authorizing an appropriation and bond authorization in the amount of $141,230 for improvements to the East Haddam Elementary School (the "School Project Resolution") in accordance with the Order;

WHEREAS, the approval of the School Project Resolution is necessary to permit the orderly operation of the Town and there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss to the Town, or that action is otherwise necessary for the protection of persons and property within the Town;

WHEREAS, the failure to adopt the School Project Resolution at this time shall cause a delay in the implementation of critical upgrades to the elementary school building resulting in (i) a further deterioration in the condition and operation of the building, (ii) escalating building operational and maintenance costs and (iii) higher future project costs; and

WHEREAS, the Town desires to approve the School Project Resolution in accordance with the Order and without holding a Town Meeting.

NOW THEREFORE BE IT RESOLVED, that the Board of Selectmen (the "Board") of the Town finds that approval of the School Project Resolution is necessary to permit the orderly operation of the Town, and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss, or that such action is otherwise necessary for the protection of persons and property within the Town, as specifically cited in the foregoing WHEREAS clauses.

BE IT FURTHER RESOLVED, that the Board hereby approves and recommends to the Board of Finance the following:

(1) That the Town appropriate the sum of $141,230 for costs related to improvements at the East Haddam Elementary School, including, without limitation, the costs of (i) masonry cleaning and application of water repellent, (ii) masonry wall restoration and replacement, (iii) the painting of access ladder and exposed steel lintels, (iv) the replacement of steel lintels, (v) the preparation and printing of bid documents, cost estimate reports and studies, informational materials and other preliminary materials, studies and reports, and (vi) design, construction, materials, engineering, architectural, legal, administration, temporary and permanent financing, project contingency, costs of issuance, advertising, printing, capitalized interest and any other costs and expenses related thereto, all of the above with such changes as the Board may approve (the "Project"). The Board is authorized to determine the scope and particulars of the Project. The Board may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, general obligation bonds and notes of the Town may be issued pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, including the Order, in an amount not to exceed $141,230 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed $141,230**.** The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board, and the Treasurer (the "Officials") be authorized to issue and sell bonds and notes secured by the full faith and credit of the Town in an amount not to exceed $141,230 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor), pursuant to the Connecticut General Statutes or any other applicable provision of law thereto enabling, to finance the

appropriation for such project having been made by this resolution; that the Officials are hereby authorized to appoint a bank or trust company to be the certifying agent, registrar, transfer agent and paying agent for such bonds and notes; that Updike, Kelly & Spellacy, P.C., Hartford, Connecticut is designated as the attorneys at law to render an opinion approving the legality of such issue or issues; that the Officials be authorized to sign any bonds by their manual or facsimile signatures; and that the Officials be authorized to determine the rate or rates of interest for such bonds and notes, their date or dates, the dates of principal and interest payments on such bonds and notes, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the issuance and securing of such bonds and notes and to sell and deliver the same, in accordance with the provisions of the Connecticut General Statutes and any other act of the General Assembly thereto enabling.

(5) That the Officials are authorized to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

(6) That the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the Project described above. The Town reasonably expects to reimburse itself for the cost of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $141,230**.** This declaration of official intent is a declaration of official intent made pursuant to Federal Income Tax Regulations Section 1.150-2. The Officials are authorized to amend such declaration or official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(7) That the Officials are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws of rules pertaining to the sale or purchase of such bonds or notes.

(8) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state and federal grants to finance the appropriations for the Project, and to execute and file any application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, as appliable.

(9) That the Officials are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

In Favor: Robert Smith
Theresa Govert

Carleen Quinn
Opposed: None

Mr. DiCristofaro motioned and Mr. Gelston seconded to approve the following resolution:

TOWN OF EAST HADDAM
BOARD OF FINANCE

RESOLUTION AUTHORIZING AN APPROPRIATION OF $141,230 FOR IMPROVEMENTS TO THE EAST HADDAM ELEMENTARY SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEEED $141,230

WHEREAS, there was and continues to be an outbreak of COVID-19, a respiratory virus caused by a new strain of coronavirus, which was declared a Public Health Emergency of International Concern by the World Health Organization, and on March 13, 2020, the President of the United States declared a national emergency;

WHEREAS, on March 10, 2020, Governor Ned Lamont (the "Governor") declared a state of emergency throughout the State of Connecticut as a result of the COVID-19 outbreak, and on March 18, 2020, the Town of East Haddam (the "Town") declared a local state of emergency allowing the First Selectman to exercise emergency powers as needed to help the community;

WHEREAS, on April 1, 2020, the Governor issued Executive Order No. 7S (the "Order") which allows the Board of Selectmen and the Board of Finance, by majority vote of each such body, to authorize and approve special appropriations and the issuance of general obligation bonds without complying with any requirements for in-person approval by electors or taxpayers, such as the Town Meeting;

WHEREAS, the Order further provides that, if a municipality is taking action pursuant to the Order, the municipality shall make a specific finding that such action is necessary to permit the orderly operation of the municipality and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to (1) avoid endangering public health and welfare, (2) prevent significant financial loss or (3) that such action is otherwise necessary to protect persons and property within the municipality;

WHEREAS, the Town desires to approve a resolution authorizing an appropriation and bond authorization in the amount of $141,230 for improvements to the East Haddam Elementary School (the "School Project Resolution") in accordance with the Order;

WHEREAS, the approval of the School Project Resolution is necessary to permit the orderly operation of the Town and there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss to the Town, or that action is otherwise necessary for the protection of persons and property within the Town;

WHEREAS, the failure to adopt the School Project Resolution at this time shall cause a delay in the implementation of critical upgrades to the elementary school building resulting in (i) a

further deterioration in the condition and operation of the building, (ii) escalating building operational and maintenance costs and (iii) higher future project costs; and

WHEREAS, the Town desires to approve the School Project Resolution in accordance with the Order and without holding a Town Meeting.

NOW THEREFORE BE IT RESOLVED, that the Board of Finance (the "Board") of the Town finds that approval of the School Project Resolution is necessary to permit the orderly operation of the Town, and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss, or that such action is otherwise necessary for the protection of persons and property within the Town, as specifically cited in the foregoing WHEREAS clauses.

BE IT FURTHER RESOLVED, that the Board hereby accepts the recommendation of the Board of Selectmen adopted at its meeting held on December 14, 2020, and approves the following:

(1) That the Town appropriate the sum of $141,230 for costs related to improvements at the East Haddam Elementary School, including, without limitation, the costs of (i) masonry cleaning and application of water repellent, (ii) masonry wall restoration and replacement, (iii) the painting of access ladder and exposed steel lintels, (iv) the replacement of steel lintels, (v) the preparation and printing of bid documents, cost estimate reports and studies, informational materials and other preliminary materials, studies and reports, and (vi) design, construction, materials, engineering, architectural, legal, administration, temporary and permanent financing, project contingency, costs of issuance, advertising, printing, capitalized interest and any other costs and expenses related thereto, all of the above with such changes as the Board may approve (the "Project"). The Board of Selectmen is authorized to determine the scope and particulars of the Project. The Board of Selectmen may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, general obligation bonds and notes of the Town may be issued pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, including the Order, in an amount not to exceed $141,230 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed $141,230. The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board of Selectmen, and the Treasurer (the "Officials") be authorized to issue and sell bonds and notes secured by the full faith and credit of the Town in an amount not to exceed $141,230 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor), pursuant to the Connecticut General Statutes or any other applicable provision of law thereto enabling, to finance the appropriation for such project having been made by this resolution; that the Officials

are hereby authorized to appoint a bank or trust company to be the certifying agent, registrar, transfer agent and paying agent for such bonds and notes; that Updike, Kelly & Spellacy, P.C., Hartford, Connecticut is designated as the attorneys at law to render an opinion approving the legality of such issue or issues; that the Officials be authorized to sign any bonds by their manual or facsimile signatures; and that the Officials be authorized to determine the rate or rates of interest for such bonds and notes, their date or dates, the dates of principal and interest payments on such bonds and notes, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the issuance and securing of such bonds and notes and to sell and deliver the same, in accordance with the provisions of the Connecticut General Statutes and any other act of the General Assembly thereto enabling.

(5) That the Officials are authorized to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

(6) That the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the Project described above. The Town reasonably expects to reimburse itself for the cost of the Expenditures with the proceeds of general obligation bonds and notes of the Town described above. The maximum principal amount of such debt (both bonds and notes) is not expected to exceed $141,230**.** This declaration of official intent is a declaration of official intent made pursuant to Federal Income Tax Regulations Section 1.150-2. The Officials are authorized to amend such declaration or official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(7) That the Officials are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws of rules pertaining to the sale or purchase of such bonds or notes.

(8) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state and federal grants to finance the appropriations for the Project, and to execute and file any application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, as appliable.

(9) That the Officials are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

In Favor: Joseph J. Corbett
William M. DiCristofaro
Bruce M. Dutch

Todd H. Gelston
Tracey F. Gionta
Harvey W. Thomas

5. GUESTS AND AUDIENCE COMMENTS

Mr. DiCristofaro recessed the Board of Finance at 9:01pm to collect comments and questions via email.

Mr. Smith recessed the Board of Selectmen at 9:02 to collect comments and questions via email.

Mr. DiCristofaro reconvened the Board of Finance Meeting at 9:05 pm.

Mr. Smith reconvened the Board of Selectmen Meeting at 9:05 pm.

No questions or comments were received.

6. Other Discussion

Mr. Thomas noted that in the Spring when incidence of positive COVID-19 tests was high, we decided not to meet in person and we began conducting business remotely. Rates are again as high as they were in the spring; he urged future meetings to occur remotely.

7. East Haddam Village Revitalization Project Discussion

A. Executive Session – Review of Centerbridge Proposal:

Motion was made by Mr. DiCristofaro to enter Executive Session at 9:07 pm for the purpose of reviewing the Centerbridge proposal with the following invited guests:
Robert Smith, First Selectman
Theresa Govert, Selectman
Carleen Quinn, Selectman
Cindy Varricchio, Finance Director
Linda Zemienieski, Executive Assistant to Board of Selectmen
William Lindsay, Municipal Advisor
Michael Botelho, Bond Counsel (via phone)
Richard Roberts, Town Counsel
William Gerrish, Village Revitalization Committee, Chair
Robert Casner, Village Revitalization Committee
Randolph Dill, Village Revitalization Committee
Mr. Gelston seconded the motion and it was unanimously approved. Motion carried.

Motion was made by Mr. Smith to enter Executive Session at 9:07 pm for the purpose of reviewing the Centerbridge proposal with the following invited guests:
Joseph J. Corbett, Board of Finance
William M. DiCristofaro, Board of Finance
Bruce M. Dutch, Board of Finance
Todd H. Gelston, Board of Finance
Tracey F. Gionta, Board of Finance
Harvey W. Thomas, Board of Finance

Cindy Varricchio, Finance Director
Linda Zemienieski, Executive Assistant to Board of Selectmen
William Lindsay, Municipal Advisor
Michael Botelho, Bond Counsel (via phone)
Richard Roberts, Town Counsel
William Gerrish, Village Revitalization Committee, Chair
Robert Casner, Village Revitalization Committee
Randolph Dill, Village Revitalization Committee
Ms. Quinn seconded the motion and it was unanimously approved. Motion carried.

The Boards of Finance and Selectmen returned to regular session at 10:39pm. No motions or decisions were made.

8. Adjournment: There being no additional business to discuss, a motion was made by Mr. Smith, seconded by Ms. Govert, to adjourn the meeting at 10:40 pm.

Respectfully submitted,

Theresa Govert, Secretary